

Lamorinda OUR HOMES

Lamorinda Weekly Volume 06 Issue 11 Wednesday, August 1, 2012

Fix it or Fill it?

Pool Remodeling (or Removal) Can Go Swimmably

By Cathy Dausman

Pools, glorious pools! Perhaps nothing is more alluring to the California homeowner. After all, the Golden State has a long standing reputation for abundant sunshine. And what could be more leisurely than lounging poolside in your own backyard?

Recent records from the Contra Costa County Assessor's Office show 5,430 residential pools in Lamorinda. In Lafayette alone, approximately one out of every four homes has a pool. But when your Lamorinda pool shows a ring around its collar, or starts to leak from advanced age, it may be time to consider remodeling.

Whether homeowners, home buyers and home sellers perceive a pool as an asset or a liability often boils down to the classic realtor comment: location, location, location.

Diane Reilly of Alain Pinel Realtors estimates that approximately one third of her relocation clients look for the "California lifestyle" and have a pool for their kids on their house-hunting wish list. But "Northern California weather is not like Southern California weather," Reilly says, meaning Bay Area weather simply means less use. She says the need for a pool changes even within Lamorinda, where Orinda's hilly topography makes it more difficult to lay out a pool site than either Lafayette or Moraga.

A residential pool doesn't change its appraisal value, says Reilly, and unless the pool is poorly placed on the lot it won't greatly affect resale value. However, given the right home with the right pool, "I might have to arm wrestle you for it," she says with a laugh.

New owners of a home with a pool are quickly confronted with whether to



Current landscaping in the Thomas backyard shows little signs of the pool they removed when they bought their house.

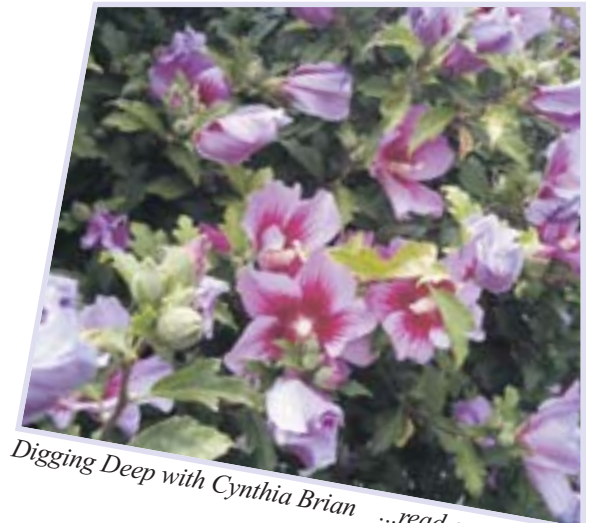
The Thomas family removed their aging Moraga pool when they bought their house.

Photos courtesy the Thomas family

keep it or remove it, leave it "as is," or remodel it. Pool removal can be done quickly and easily with good access to the yard, says Ann Thomas of Moraga. "Filling in [removing] our pool was the first thing we did when we purchased our home four years ago."

Thomas and her husband grew up with backyard pools, but she says having pre-school aged children made it an easy decision to take theirs out, due to maintenance and liability issues.

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Digging Deep with Cynthia Brian ...read on page D4



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COMING SOON Orinda
114 Lucille Way \$1,299,000

Ideal location. 4bed/2.5baths,
3972 sqft built in 1990.



FOR SALE Orinda
44 Lucille Way \$639,000
Close to downtown,
3bed/2baths, 1877 sqft



9 Loma Linda Ct, Orinda
Represented Buyer

PENDING



1002 Santa Monica Ct, Pleasant
Hill, Represented Buyer



PENDING

485 Woodminster Dr, Moraga
Represented Tenant



RENTED

917 Veterans Dr, Martinez,
Represented Buyer



SOLD

234 El Toyonal, Orinda
Represented Buyer



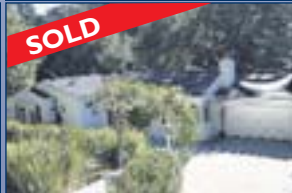
SOLD

9 Ewart Dr, Lafayette
Represented Buyer



SOLD

255 La Espiral Dr, Orinda
Represented Buyer



SOLD

94 Devin Dr, Moraga
Represented Buyer



SOLD

20 Birch Ct, Orinda
Represented Seller



SOLD

17 El Camino Moraga, Orinda
Represented Buyer



SOLD

136 Spring Rd, Orinda
Represented Seller and Buyer



SOLD

9 Wanfleete Ct, Orinda
Represented Buyer



SOLD

122 Lombardy Ln, Orinda
Represented Buyer



SOLD

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	19	\$595,000	\$2,700,000
MORAGA	17	\$400,000	\$1,396,000
ORINDA	14	\$320,000	\$1,870,000

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

LAFAYETTE

- 3190 Bavarian Lane, \$990,000, 4 Bdrms, 2334 SqFt, 1976 YrBlt, 7-3-12
955 Diablo Drive, \$596,500, 3 Bdrms, 1589 SqFt, 1946 YrBlt, 7-2-12;
Previous Sale: \$890,000, 04-11-06
3408 Echo Springs Road, \$2,700,000, 5 Bdrms, 4867 SqFt, 2001 YrBlt, 6-25-12;
Previous Sale: \$2,700,000, 08-13-10
3447 Echo Springs Road, \$1,692,000, 5 Bdrms, 3683 SqFt, 1978 YrBlt, 6-29-12;
Previous Sale: \$26,500, 06-23-75
8 Hawks Hill Court, \$1,350,000, 4 Bdrms, 3315 SqFt, 2006 YrBlt, 6-22-12;
Previous Sale: \$595,000, 04-30-04
1126 Hilltop Drive, \$1,830,000, 3 Bdrms, 3414 SqFt, 1956 YrBlt, 6-26-12
145 Jordan Place, \$1,535,000, 4 Bdrms, 3213 SqFt, 2007 YrBlt, 6-26-12
1071 Laurel Drive, \$655,000, 3 Bdrms, 1278 SqFt, 1951 YrBlt, 6-27-12
1975 Marion Court, \$1,770,000, 5 Bdrms, 3679 SqFt, 2001 YrBlt, 6-29-12;
Previous Sale: \$1,800,000, 07-31-01
1328 Martino Road, \$2,150,000, 5 Bdrms, 4839 SqFt, 2000 YrBlt, 6-22-12;
Previous Sale: \$2,500,000, 06-03-05
3360 Mcgraw Lane, \$1,495,000, 5 Bdrms, 2520 SqFt, 1954 YrBlt, 6-26-12
1001 Pine Lane, \$888,000, 3 Bdrms, 2554 SqFt, 1978 YrBlt, 6-29-12;
Previous Sale: \$463,500, 12-29-92
1493 Rancho View Drive, \$1,660,000, 3 Bdrms, 2413 SqFt, 1963 YrBlt, 6-29-12
3500 Silver Springs Road, \$1,599,000, 3 Bdrms, 2299 SqFt, 1957 YrBlt, 6-27-12;
Previous Sale: \$495,000, 01-26-96
3497 St. Marys Road, \$955,000, 3 Bdrms, 1683 SqFt, 1971 YrBlt, 6-27-12;
Previous Sale: \$625,000, 08-11-11
3332 Sweet Drive, \$595,000, 4 Bdrms, 1495 SqFt, 1953 YrBlt, 6-26-12
740 Upper Pond Court, \$875,000, 5 Bdrms, 2735 SqFt, 1996 YrBlt, 7-6-12;
Previous Sale: \$593,000, 07-02-99
909 Webb Lane, \$1,010,000, 3 Bdrms, 2437 SqFt, 1939 YrBlt, 6-21-12
3387 Woodview Drive, \$800,000, 4 Bdrms, 2694 SqFt, 1978 YrBlt, 6-28-12

MORAGA

- 720 Augusta Drive, \$615,000, 2 Bdrms, 1743 SqFt, 1974 YrBlt, 6-22-12;
Previous Sale: \$745,000, 07-10-06
737 Augusta Drive, \$1,050,000, 3 Bdrms, 2531 SqFt, 1974 YrBlt, 7-3-12;
Previous Sale: \$1,341,000, 06-20-07
220 Calle La Montana, \$820,000, 3 Bdrms, 1775 SqFt, 1973 YrBlt, 7-3-12;
Previous Sale: \$395,000, 11-08-91
3985 Campolindo Drive, \$945,000, 4 Bdrms, 2260 SqFt, 1972 YrBlt, 6-29-12;
Previous Sale: \$804,000, 05-01-03
4 Dolores Court, \$435,000, 2 Bdrms, 1845 SqFt, 1984 YrBlt, 6-22-12;
Previous Sale: \$320,000, 04-07-99
354 Donald Drive, \$806,000, 4 Bdrms, 1978 SqFt, 1970 YrBlt, 6-28-12

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Fix it or Fill it?

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Peter and Nancy Bennett of Moraga resurfaced their backyard pool with fiberglass nine years ago.



Photos courtesy of the Bennett family

Their priority was a grassy play space for her children. Besides, she says, when her children swim they want to be with friends, so her family joined a swim club. Their backyard pool was gone in three days, says Thomas.

Orinda Planning Director Emmanuel Ursu says, "Most pool demolitions are done in such a way that you can landscape that area afterwards, but not build a house."

Lack of information on residential pool removal led one south Bay Area man to create his own support website several years ago. His website (www.poolremoval.net) discusses demolition costs, how to find the right contractor and whether realtors consider a pool an asset or a liability. The short answer: "It depends. . . ."

Moraga residents Nancy and Peter Bennett remodeled their backyard pool in 2003. They first considered a Pebble Tec finish but settled on a fiberglass refinish.

"They come in and rough up your existing plaster," Nancy Bennett says, "then they fiberglass over it...two coats, I think. It took a week and we have been pleased with it. The water always looks light blue as they said it would." The work came with a 10-year warranty.

Bennett recently heard that pool manufacturers suggest re-plastering every seven years, "but I don't know anyone out here who has done anything to a pool until at least 25 years," she says.

Backyard in-ground pools, whether vinyl, fiberglass, or concrete all require servicing, ideally once a week, says Darlene Simpson of All Pool Services. She says there is "definitely a cost" to keeping a pool and that "maintenance is a year 'round thing." Simpson says chemistry is the key to keeping a pool looking and performing well, and cites one customer's 35-year-old pool that has not even been re-plastered. "It's in great shape," she says.

Ellen and Mason Walters of Lafayette bought their current house in 1998 and updated their pool in 2002. They had the surface redone, got new edging, new tile and re-caulked the perimeter. The Walters also built a pump house that doubles as a repository for emergency supplies. Its insulation minimizes pump noise and hides the gear and chemicals needed to maintain the pool. Walters estimates he spends 90 minutes weekly on pool chores and about \$400 a year on miscellaneous pool-related materials, including chemicals.

When asked if their in-ground pool is an asset or a liability, Walters says simply, "It depends who in this family you ask."



The Walters' pump house Photo Cathy Dausman

Thinking of Removing your Pool? Don't forget the permit.

Moraga:

<http://www.moraga.ca.us/dept/publicworks/docs/PoolRemovalPermitAppRev082310.pdf>

Orinda:

<http://orinda.waterware.com/docushare/dsweb/Get/Document-4470/Building%20Permit%20Application.pdf>

Lafayette:

Lafayette doesn't have an online building permit process, says Assistant City Planner Michael Cass. For pool removal, applicants submit site plans to the Planning Services Division, and the work is referred to the City Engineer. Approved plans and a completed Building Permit Application Form go to Contra Costa County Building Inspection Department. CCCBID issues the permit. Questions can be directed to CCCBID at (925) 299-0263.

Extraordinary Ordinary

Digging Deep with Cynthia Brian

"A hero is an ordinary individual who finds the strength to persevere and endure in spite of overwhelming obstacles." Christopher Reeve
By Cynthia Brian



Pink Zinnia

Photos Cynthia Brian

In the late 1990s I wrote, produced, and hosted an award-winning TV series called *Live Your Dreams* which featured what I termed "extraordinary ordinary" people from all walks of life who were doing what they loved, not for the money, not for the glory, but for the sole reason that it fed their souls. The show was a hit with the multitudes who wanted to follow their hearts, although it never garnered the sponsorship revenue it deserved. Sex and violence were advertisement manna and that program sorely lacked those ingredients.

Walking through a variety of neighborhood gardens, I reminisced on my passion for the simplicity of that program as I witnessed so many exotic specimens dotting landscapes. Whatever happened to the plethora of popular plant players that filled the summertime yards of my youth? Petunias, zinnias, geraniums, four o'clocks, Mexican primrose, tomatillos? I

wondered if they were considered too ordinary and not sexy enough for the limelight? I decided to share my insights on these soulful, dreamy creations with you to reignite the flame of simplicity.

Relatively speaking, petunias are pest and disease free and are great in hanging baskets, containers, and beds. They come in a variety of colors and ruffles with the Grandiflora class boasting big blooms and the Multiflora showcasing compact numerous blossoms. They are annuals but deadheading spent blooms keeps the kaleidoscope coming until late fall.

Zinnias were a childhood favorite because they easily grew by seed, with both tall and short samples. We grew bi-colors, streaked, and speckled specimens. My mom taught us to pinch off the first flower buds

so that we'd get bushier plants. Since zinnias don't do well in alkaline soil, I toss my coffee grinds on them and they thrive in addition to adding fertilizer every four to six weeks. Zinnias are perfect starter seeds to interest kids in gardening.

Geraniums remind me of all window boxes filled with cascading color that I experienced in Germany. What I love most about this garden staple is how easy it is to grow from cuttings. All the varieties of geraniums and pelargonium's I treasure were clippings I traded with other gardeners. Propagating is so simple, many are scented, and all flower from spring to winter here in Lamorinda when I cut them back almost to ground level.

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Four O'Clocks

Lamorinda Home Sales recorded

... continued from page D2

MORAGA ... continued

- 10 Harrington Road, \$1,100,000, 3 Bdrms, 2717 SqFt, 1985 YrBlt, 6-26-12;
Previous Sale: \$1,350,000, 10-12-05
- 407 Kingsford Drive, \$1,380,000, 4 Bdrms, 2907 SqFt, 1969 YrBlt, 6-25-12;
Previous Sale: \$550,000, 02-29-00
- 1223 Larch Avenue, \$965,500, 4 Bdrms, 2214 SqFt, 1968 YrBlt, 7-2-12;
Previous Sale: \$454,000, 10-17-97
- 101 Merion Terrace, \$755,000, 3 Bdrms, 1849 SqFt, 1988 YrBlt, 6-22-12;
Previous Sale: \$515,000, 03-09-00
- 176 Miramonte Drive, \$400,000, 2 Bdrms, 1525 SqFt, 1965 YrBlt, 7-6-12;
Previous Sale: \$485,000, 04-21-04
- 47 Sanders Ranch Road, \$1,396,000, 4 Bdrms, 3384 SqFt, 1984 YrBlt, 6-22-12;
Previous Sale: \$374,540, 08-09-84
- 247 Scofield Drive, \$755,500, 4 Bdrms, 1710 SqFt, 1956 YrBlt, 6-29-12;
Previous Sale: \$640,000, 07-05-02
- 1725 St. Andrews Drive, \$550,000, 2 Bdrms, 1262 SqFt, 1974 YrBlt, 7-3-12;
Previous Sale: \$639,000, 09-24-07
- 124 Via Joaquin, \$500,000, 2 Bdrms, 1354 SqFt, 1980 YrBlt, 6-26-12;
Previous Sale: \$625,000, 04-26-07
- 132 Via Joaquin #9, \$513,500, 2 Bdrms, 1354 SqFt, 1980 YrBlt, 7-2-12;
Previous Sale: \$643,000, 04-08-05
- 164 Via Joaquin, \$525,000, 3 Bdrms, 2018 SqFt, 1980 YrBlt, 6-29-12;
Previous Sale: \$290,000, 05-02-97

ORINDA

- 71 Ardilla Road, \$750,000, 3 Bdrms, 1852 SqFt, 1923 YrBlt, 6-29-12;
Previous Sale: \$440,000, 12-29-98
- 1 Claremont Avenue, \$842,000, 3 Bdrms, 2279 SqFt, 1952 YrBlt, 6-29-12;
Previous Sale: \$799,000, 10-25-07
- 149 El Toyonal, \$512,500, 2 Bdrms, 1361 SqFt, 1938 YrBlt, 6-22-12
- 429 El Toyonal, \$1,300,000, 5 Bdrms, 4159 SqFt, 2008 YrBlt, 6-21-12;
Previous Sale: \$395,000, 09-12-05
- 277 Glorietta Boulevard, \$767,500, 3 Bdrms, 1726 SqFt, 1950 YrBlt, 6-22-12;
Previous Sale: \$230,000, 08-04-87
- 221 Hall Drive, \$938,000, 3 Bdrms, 3095 SqFt, 1978 YrBlt, 6-25-12
- 1 Heather Lane, \$1,870,000, 4 Bdrms, 3486 SqFt, 1945 YrBlt, 6-27-12;
Previous Sale: \$1,650,000, 06-05-03
- 74 La Encinal, \$963,500, 4 Bdrms, 3064 SqFt, 1991 YrBlt, 6-27-12
- 9 La Plaza Drive, \$1,285,000, 3 Bdrms, 3203 SqFt, 1939 YrBlt, 6-29-12;
Previous Sale: \$730,000, 08-16-94
- 24 Lavenida Drive, \$899,000, 4 Bdrms, 2277 SqFt, 1955 YrBlt, 6-22-12;
Previous Sale: \$87,000, 03-22-77
- 600 Miner Road, \$1,828,500, 5 Bdrms, 3977 SqFt, 1941 YrBlt, 6-22-12
- 5 Overhill Court, \$910,000, 3 Bdrms, 1978 SqFt, 1948 YrBlt, 7-2-12
- 3 South Trail, \$320,000, 3 Bdrms, 825 SqFt, 1925 YrBlt, 6-26-12;
Previous Sale: \$730,000, 06-07-07
- 31 Tarabrook Drive, \$872,500, 5 Bdrms, 2132 SqFt, 1962 YrBlt, 7-6-12

Lamorinda Foreclosures recorded

ORINDA

Via Floreado, 94563, Bank of New York, 07-02-12, \$798,750, 1964 sf, 3 bd

It's Not Easy Being Green

by Andi Peterson Brown

Along with family road trips and daily outings to Loard's (wait, is that just me?), summer is synonymous with home improvement time. If you want to do some value-add projects to your home this summer but tearing up your dated bathrooms sounds way too intense, you might want to consider doing a little bit of "greening" instead. Compared to other house-related projects, greening your home can be much easier, can immediately lead to utility savings, and can still create some long term value. Below are a few ways to easily go green.

- Switch to low flow showerheads and dual-flush toilets.
- Replace lights with CFLs or LEDs. The spiral look not your thing? Don't worry—many brands now offer the traditional bulb style too.
- Seal gaps and cracks around windows and doors and install weather stripping where necessary.
- Install solar landscaping lights and motion sensor porch lights.
- If possible, replace some grass square footage with native landscaping/low water plants.
- Install a programmable thermostat.
- Plant your own vegetable and herb garden.
- Lower the temperature setting on your water heater to 120 degrees.
- Replace an outdated HVAC system with a newer, more energy efficient model.



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Cynthia Brian's Gardening Guide for August

"The world is a book and those who do not travel only read a page." St. Augustine

August is the most traveled month of the year when in some parts of the world entire cities empty of its citizens. Think Paris in August-forget about meeting Parisians, the city has gone on holiday! You will likely meet someone from Lafayette, California in the Galeries Lafayette Grand Magasin. As an avid explorer of our great globe, and a voracious reader and writer, I agree completely with St. Augustine... EXCEPT... in summer I love staying home in Lamorinda. Our weather is glorious, our gardens are spectacular, and it's the best time of the year to gather with friends and family for barbecues, croquet tournaments, concerts in the parks, swim parties, marshmallow roasts, and wine tastings. Enjoy this peaceful paradise we call "home" before the rush of back-to-school begins. This August, travel the world while day-dreaming in your garden.

- **GRILL** your fresh-picked eggplant, corn, watermelon, and peppers on the barbecue. Brush with olive oil and garlic, sprinkle with salt and sage or cilantro.
- **STARGAZE** between August 12-14 towards the northeast to watch the Perseids meteor shower. Throw a quilt on the lawn and enjoy the free show with the family.
- **PHOTOGRAPH** your end of summer perennials and landscaping. When you are planning your spring plantings this winter you'll be glad you have a record.
- **INDULGE** your adventurous nature with a hike on new trail.
- **TUCK** sun-seeking succulents such as sedum, echeveria, and sempervivum in containers for summer sizzle and easy maintenance.
- **REPLACE** broken wooden handles on shovels, hoes, and trowels.
- **WEAR** clothes that cover arms and legs at dawn and dusk and apply the repellent with DEET to protect from mosquito bites.
- **STRETCH** before gardening. As gardeners we twist, turn, bend, pull, climb, dump, and lift which can cause back strains.
- **SLATHER** on the sunscreen before working in the garden, wear a hat to keep burns and sun stroke at bay, and drink plenty of water to keep hydrated.
- **MUNCH** vine ripened tomatoes while enhancing your resistance to UV rays.
- **DIVIDE** bearded iris this month. Crowded rhizomes produce no blooms.
- **ENCOURAGE** your kids to help you water, weed, and feed. They'll feel proud to contribute while learning about the seasons of life.
- **SOAK** citrus and acid loving bushes like rhododendron, azaleas, and camillias to set the buds for next blooming season.
- **PINCH** mums and zinnias for a fuller fall show.
- **RECHARGE** your batteries in your personal garden oasis. It's free and relieves stress.
- **DEADHEAD** annuals and perennials to keep them blooming.
Be diligent with roses which will bloom until January as long as rosehips are not allowed to form.
- **GRAB** a great book and let your mind travel. You'll find hundreds of free reviews of books for the entire family at http://www.btsya.com/book_reviews.html
- **BUY** a Rose of Sharon in bush or tree form to add instant exotic allure to your yard.
- **ALLOW** carrots to go to seed. Not only are the flowers magnificent, you'll get a yield of luscious new carrots next season.
- **PLANT** another crop of lettuce, arugula, carrots, beans, and beets to harvest through the end of October. There is nothing better than growing your own healthy, nourishing, life-enhancing food.

Explore, experiment, and experience as you entertain family and friends in your home haven. Happy staycation.

Happy Gardening to You!

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Cynthia Brian

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Who doesn't hear the words "summer" and "bugs" and think of a neat line of ants getting ready to trespass on plaid blanket supporting a picnic basket full of delicacies. But pests can be a serious summer problem, and can threaten more than your turkey sandwich and potato salad. Left unchecked, these summer invaders can quickly turn your tree and landscape assets into liabilities. That's why insect and disease management is such an important part of summer tree care. A keen eye is essential, and proactive monitoring goes a long way towards early detection.

So don't wait until it's too late, have a complete inspection by a Certified Arborist at Advance Tree Service and Landscaping.

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Extraordinary Ordinary

Digging Deep with Cynthia Brian

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Hummingbirds are constant companions of my four o'clocks. Unlike their namesake, they don't keep time in my garden, blooming at ten in the morning instead of four in the afternoon. On our country road when I was growing up on the farm, we could tell the time of day by the four o'clocks. They always opened at exactly 4 p.m. Obviously that source memory didn't continue in my heirloom seeds. Although they are considered annuals, they reseed every year producing bigger, better, more fragrant blooms that kill the black beetles and entice the butterflies.

Although many people call them an invasive weed, Mexican primroses are welcome invaders in my large landscape. Growing wildly with diaphanous white or pink petals that grow in any type of inhospitable soil, they naturalize and may take over if left to their own accord. Be forewarned, this may be an extraordinary plant you don't want, especially in a small garden, as once it takes root, Mexican primroses are almost impossible to eradicate. (Unless you bring in the deer!)

What fruit grows inside its own paper sack tasting like a cross between pineapple, tomato, and lime? It's the tomatillo, a distant cousin of the gooseberry and tomato used especially in Mexican salsas and savory sauces. Tomatillos thrive on neglect and produce hundreds of delicious fruits from late summer to late fall. You'll know when it's time to harvest when the papery husks start to pop. Pick and store for six weeks or more, removing the husk only when ready to eat raw or cook. They reseed themselves supplying the essential ingredient for a sassy salsa verde and tangy salad fresca.

Alas, all of my extraordinary ordinary garden delights are also favorite foods, especially the Mexican primrose, of my dear deer. Currently three bucks, a doe, and her twins have taken up residence in my front yard. They have devoured and decimated these underrated beauties, thus I have been forced to grow them exclusively in the fenced back territory.

As much as I admire the antlered nomads, I deem eating my plants violent acts. If I could consider the house finches that hatched in a nest built in my wreath on my back door "sexy," perhaps sponsors would be interested in a resurrection of *Live Your Dreams* as a garden program featuring extraordinary, ordinary plants doing what they love!

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Wonderful Orindawoods 3bd/2.5ba townhome. Two bonus rooms (could be 4th bedroom) plus attached office above garage. Soaring vaulted ceilings, atrium, open floor plan. Pvt location.
Offered at \$749,000



39 Oak Drive
Great family hm w/flex floor plan, updated 5bd/3ba, 2534 sf on .61 ac lot. Eat-in kit/family combo, new decks, A/C, peaceful country ambiance. Nr Bart, top schools.
Offered at \$939,000



5 Estabueno Drive
Beaut sgl story 3bd/2ba 2325 sf ranch on .26 ac lvl lot. Updated thout w/fam rm, bright kitchen, A/C, dual panes, hdwd flrs, mature landscape w/pool & hot tub. Nr 12 yrs top schls.
Offered at \$949,000



43 Canyon View Drive
One of a kind, secluded, Tahoe-like 4bd/3.5+ba hm on 1.25 ac w/views of hills & Mt. Diablo. Sep 1bd cottage, & artist studio/ofc. Fruit trees abound. Stone fireplace. Updated kit/baths
Offered at \$1,439,000



38 Los Altos Road
OCC 4bd/4ba dramatic custom contemporary on 1+ ac nr end of country lane. Pvt, picturesque setting, views of hills. Lg living areas, hi ceilings, wall of glass. Sep in-law apt.
Offered at \$1,495,000



428 Dalewood Drive
What a great home...super for family & entertaining. Meticulously maintained 4bd/4ba in Orinda Downs. Great mstr suite w/spa bath, guest suite on 1st flr, 2 fam rms, updated kitchen, pool.
Offered at \$1,750,000



6 Rich Acres Road
NEW house, NEW price! State-of-the-art energy efficient features incl radiant heat & recirculating wr heating sys. 5bd/5ba on almost 1 ac w/oaks & lawns. Nr town yet totally pvt.
Offered at \$1,795,000



121 Cypress Point Way
Desirable sgl lvl 2+bd/2ba w/hdwd flrs, den, recessed lighting, great MCC loc close to clubhouse, trail, town & more. Updated kitchen, dual-paned windows throughout.
Offered at \$675,000



2 Berkshire Street
Desirable sgl level in MCC. 2bd+ office, 2ba. Hardwood floors, recess lighting, nr satellite pools & walking trail.
Offered at \$699,000



89 Brookfield Drive
Located in popular cul de sac neighborhood. Super-sized 5+bd/3.5ba home w/versatile floor plan on .40 ac. Sm office, lg updated kitchen overlooks yard w/pool. Hdwd flrs, 2 fam rms.
Offered at \$1,319,000



3216 Judith Lane
Lovely classic 3bd/2ba ranch home. Beaut fam rm w/hardwood flr, vaulted ceiling, French sliders to lg level lawn. Expansive side yard. Gorgeous sunset views! Jog to trail.
Offered at \$799,000



3500 Moraga Blvd.
Amazing location nr town, trails, schools, Bart & more. 4bd/3ba hm impressively blt w/high quality materials & the finest craftsman finishes. Lg mstr w/spa-like bath, open kitchen.
Offered at \$1,099,000



1063 Via Roble
Dramatic updated 4bd/3ba contemp on .49 ac landscaped by award-winning Henr Matsutani. Hdwd flrs, 2 masters, fam rm, den. Gardener's paradise near Bart & top schools.
Offered at \$1,295,000



3898 Happy Valley Road
Fab orig owner property in Happy Valley's "Golden Mile". Prime 1.5 ac w/lvl lawn, secluded patio, towering redwoods. Gorgeous vus. Restore 1948 farmhouse or build new dream hm.
Offered at \$1,495,000



1420 Arbor Lane
Truly special orig custom spacious trad 3bd/3.5ba hm. Enjoy grand sz entertaining allure inside & out. European touches. Fab setting at end of flat cul-de-sac Westside quiet street. Level lot.
Offered at \$1,299,000



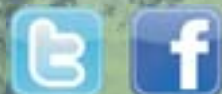
207 Dorchester Lane
Wonderful contemp 5bd/4.5ba hm thoughtfully designed & built to perfection w/finest quality detailing throughout. Dramatic 2-story entry, gourmet kit lux master suite, ofc, exquisite yard.
Offered at \$1,325,000

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